123.0	0002	0014.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,029,500 / 1,029,500
					USE VALUE:	1,029,500 / 1,029,500
					ASSESSED:	1,029,500 / 1,029,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		GOULD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNODGRASS JENNIFER
Owner 2:	BELKNAP PETER C
Owner 3:	
Street 1:	21 GOULD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BEAUMONT SHERYL BOOTH -
Owner 2:	-
Street 1:	21 GOULD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,376 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2020 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6376.000	470,400	8,900	550,200	1,029,500
Total Card	0.146	470,400	8,900	550,200	1,029,500
Total Parcel	0.146	470,400	8,900	550,200	1,029,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.69 | /Parcel: 509.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 79596

GIS Ref

GIS Ref

Insp Date 11/18/17

!9604!

PREVIOUS ASSESSMENT

Parcel ID 123.0-0002-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	470,200	8900	6,376.	550,200	1,029,300	1,029,300	Year End Roll	12/18/2019
2019	101	FV	352,000	8900	6,376.	580,700	941,600	941,600	Year End Roll	1/3/2019
2018	101	FV	349,800	7400	6,376.	427,900	785,100	785,100	Year End Roll	12/20/2017
2017	101	FV	349,800	7400	6,376.	409,600	766,800	766,800	Year End Roll	1/3/2017
2016	101	FV	349,800	7400	6,376.	379,000	736,200	736,200	Year End	1/4/2016
2015	101	FV	331,400	7400	6,376.	317,900	656,700	656,700	Year End Roll	12/11/2014
2014	101	FV	331,400	7400	6,376.	310,500	649,300	649,300	Year End Roll	12/16/2013
2013	101	FV	331,400	7400	6,376.	295,900	634,700	634,700		12/13/2012

PRINT

Date	Time
12/11/20	00:03:30

LAST REV

Date	Time
01/31/18	12:02:32

apro

PAT ACCT. 9604

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEAUMONT SHERYL	48518-94		11/17/2006		672,000	No	No		
BEAUMONT SHERYL	43245-451		7/8/2004	Family	1	No	No		
	11607-451		11/25/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2016	1249	Inter Fi	105,000	O				reno kitch porch a
8/19/2014	1028	Wood Dec			8/19/2014			10x30 roof deck
7/7/2014	778	Siding	47,200					
1/19/2010	33	Redo Bat	16,250					RENO 2ND FLOOR BAT
10/29/2008	1360	New Wind	18,000					
4/3/2006	226	Re-Roof	12,500			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Meas/Inspect	KB	Kevin B
8/19/2014	Info Fm Prmt	PC	PHIL C
7/10/2014	External Ins	PC	PHIL C
11/17/2008	Meas/Inspect	163	PATRIOT
3/20/2007	MLS	MM	Mary M
11/17/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	79596
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6376		Sq. Ft.	Site		0	90.	0.96	10									550,152						550,200	

Total AC/HA: 0.14637 | Total SF/SM: 6376 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 550,152 | Spl Credit | Total: 550,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22471261
Const Adj.:	1.00969899
Adj $ / SQ:	160.757
Other Features:	105000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	527303
Depreciation:	56949
Depreciated Total:	470354

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

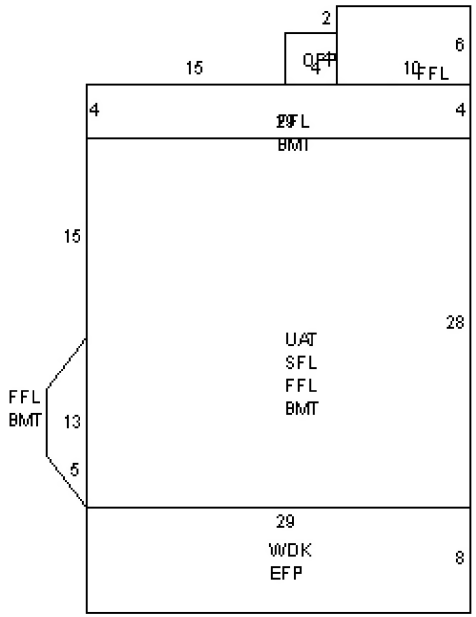
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	176.83
Special Features:	0	Val/Su Net:	135.76
Final Total:	470400	Val/Su SzAd	257.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,015	160.760	163,168
BMT	Basement	955	48.230	46,057
SFL	Second Floor	812	160.760	130,535
EFP	Enclos Porch	232	39.340	9,126
WDK	Deck	232	10.410	2,415
UAT	Upper Attic	203	110.120	22,354
OFP	Open Porch	16	44.430	711
	Net Sketched Area:	3,465	Total:	374,366
Size Ad	1827	Gross Are	4074	FinArea 2020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	95		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 123.0-0002-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GD	1930	26.56	T	30	101			7,400			7,400
22	Wood Deck	D	Y	1	10X10	A	AV	2010	16.00	T	7.2	101			1,500			1,500

More: N | Total Yard Items: 8,900 | Total Special Featues: | Total: 8,900